

Infill Housing Task Force

Infill Solutions

June 20, 2007



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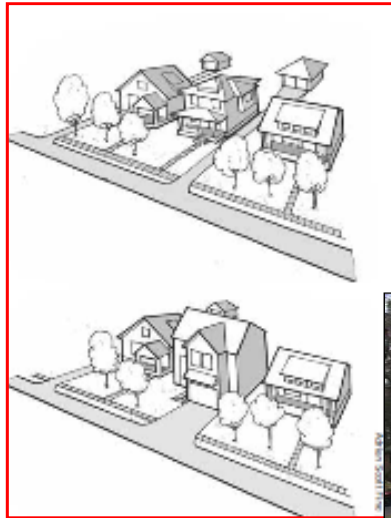
Agenda

- I. Welcome**
- II. Review – Design Issues**
- III. Literature:**
 - Legislative**
 - Administrative**
 - Hybrids**
- IV. Choices**
- V. Going Forward**



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Issues of Site Design Recap



- Compatibility
- Allowable Building Lot Area
- Slope & Street Grade
- Lot Coverage
- Setbacks
- Building Height
- Sediment & Erosion Control
- Green Area
- Parking
- Accessory Structures
- Neighborhood Character



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Challenges

Historical View

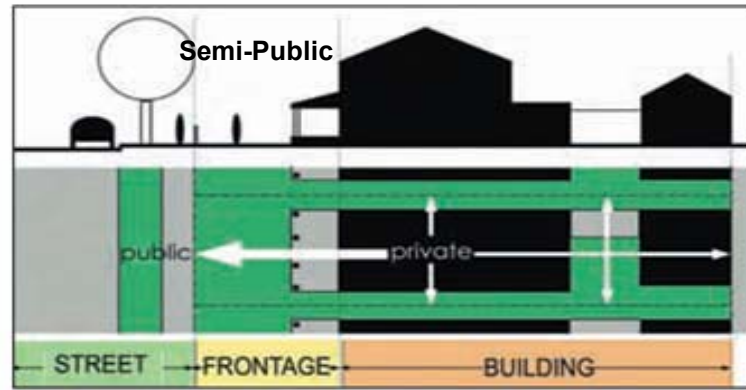
Complex interconnections
Multi-layered challenges
Historical interplay
“organic” growth
Spectrum of impacts
Longitudinal Studies

Sources
Terry S. Szold, APA Journal
Larson Fisher Associates
Planning Agencies
Patern Newmon, Murdoch University



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Framework: Neighborhood Form



Public Realm

Private Realm

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Tools

Local Historic Districts

Cambridge, MA

Indianapolis, IN



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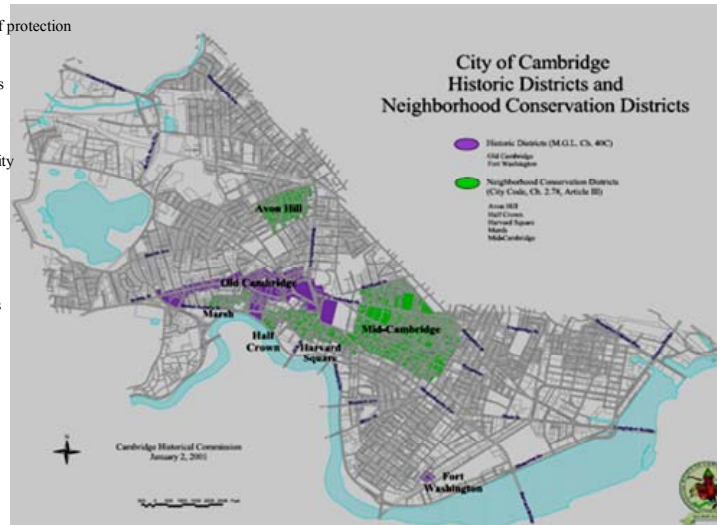
Tools Local Historic Districts

Benefits

Strongest measure of protection
 Most restrictive
 Older neighborhoods
 Trees
 Preservation
 Commission Authority
 Demolition control
 Permitting

Difficulties

Financial obligations
 Economic diversity
 Affordable housing
 Less flexibility



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Tools Comprehensive Restrictive Zoning



Winnetka, IL (1999, 2002, 2003)

Benefits

Very restrictive
 No design review
 Size oriented
 Quantitative: FAR, height, facades, SB, massing, articulation, privacy

Difficulties

Rewrite of zoning ordinance
 Regulatory consistency
 May not affect character
 Less flexibility
 Legal standing may be challenged
 Often needs amendments



Tools Overlay Zoning



Menlo Park, CA

(2002 rescinded, new 2004)

General Benefits

Limited, specific approach
 Can focus on character, style, or dimensions
 [Can be countywide per zone or by conservation district overlay]

Benefits 2004

Tiered approval process

Tier #1: follow regulations – by right permit

Tier #2: more permissive with APO approval

Controls: FAL coverage, SB, daylight plane, wall façade length and height, permeable surface, compatibility finding, noticing

Difficulties 2004

Complexity of Statutory Process

Trade off between controlling footprint size and form

Much opposition - rescinded

No Design Guidelines

No Design Review

Labor intensive

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Tools Incentive Zoning for Preservation



Portland, OR

Benefits

Response to State legislation

Transfer Development Rights

Financial subsidies

Additional density (SFH, MF zones)

Allows dayca residential zone

More uses in residential zones



Difficulties 2004

Very restrictive demolition

Public Benefit Standard

Burden of proof on applicant

Applicant must show inability to use available subsidy or financial assistance programs



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Tools Form Based Codes: The Transect

Rural ----- Urban



Benefits

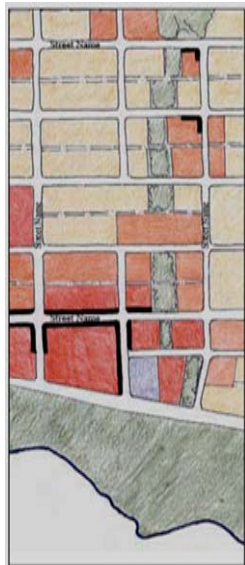
Primary emphasis on the built structure:
 dimensions, location, façade
 Less consideration of use
 Appearance in the public realm
 Utilized by districts, neighborhoods,
 corridors

Challenges

Can be difficult to utilize in fully mature
 neighborhoods
 Best used in New Urbanist areas
 Very prescriptive
 Success depends on inherited character

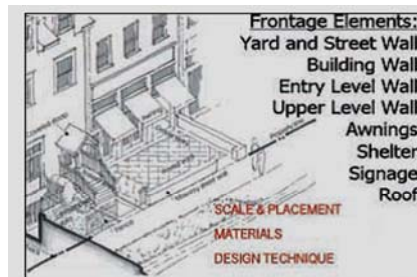
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Tools Form Based Codes: Graphic Expression



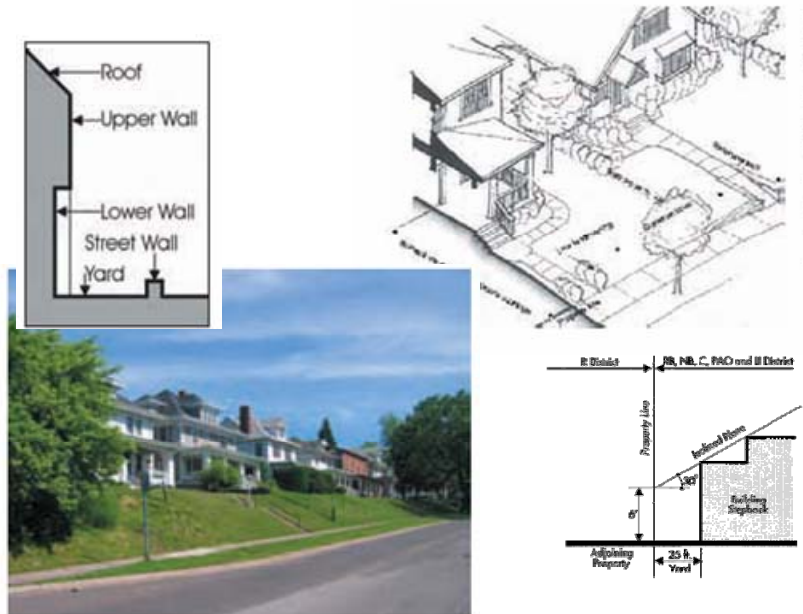
Elements

Row Plan
 Frontage Assignments
 Street Diagrams
 Intensity Zones
 Public Realm Plan: frontage, character,
 parking, garages, driveways
 Private Property Plan: height, use, long
 term durability
 Appearance in the public realm
 Utilized by districts, neighborhoods,
 corridors



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Tools Form Based Codes: Graphic Base



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Tools Special Legislation

Lake Forest, IL

Building Scale Ordinance

Benefits (1989)

- Expedient
- Targeted elements
- Building Scale Ordinance [Formula]
- Width and height of structure
- Addresses roof pitch, massing
- Proportional Garage massing
- Allows scaled replacement

Difficulties

- Many variances necessary
- Labor intensive – requires more staff
- Dedicated reviews
- Staff review extremely limited
- Cumulative effect may be quite uniform

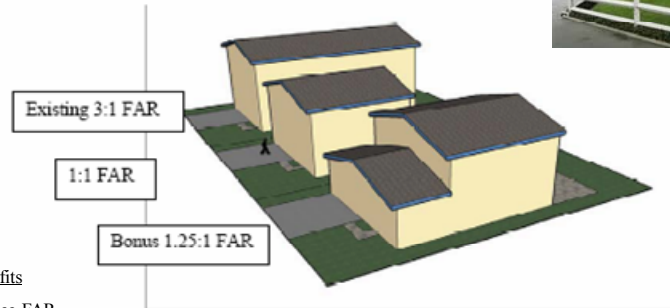


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Tools Special Legislation for Interim Control (under review 2007)

Los Angeles, CA

Example of Proposed Reduction



Benefits

Reduce FAR
 Proportional Story Bonus
 Create Single-Story Height District
 Moderate control of Massing
 Exempts selected areas

Difficulties

Setbacks, trees, streetscape, roof heights,
 materials, style, porches, accessory
 structures
 Spot Zoning

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Tools Neighborhood Conservation Districts



Administrative Review

Incentive Based

Santa Clara, CA
 Beverly Hills, CA

Mandatory Review

Chapel Hill, NC

Commission Review

Lexington, MA

Cambridge, MA
 Indianapolis, IN
 Jefferson Parish, LA



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Tools Neighborhood Conservation Districts

Benefits

Engages community
 Politically facile
 Broader scale
 Administrative variety
 Alternatives in enforcement

Massing
 Site design
 Orientation
 Can use zoning

Character, not details

Flexible Priorities:
 Trees,
 Landscape
 Historic paving
 or lack of paving,
 Vegetation
 Architecture

Longevity flexible



Challenges

Weaker Controls
 "Preservation Light"

Uniform Application
 necessary to withstand legal
 challenge

Process Incentives

Trigger system

Can be faster for applicant

Large districts need
 professional staff
 Public Meetings

Volunteer Board or
 Commission

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Tools Incentive Based NCD: Administrative Review

Santa Clara, CA Viewshed

Benefits

Viewshed Protection
 for 2 named districts

Process Incentives

Controls: color, reflectivity

Story-poles erected on site
 prior to hearing

Massing, cubic yards fill removal
 Low visibility siting

Trigger system

Can be faster for applicant

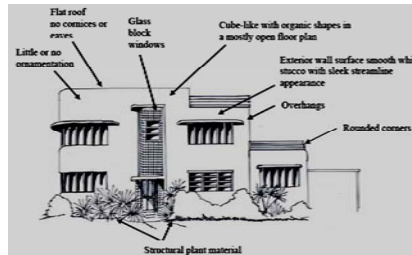


Difficulties

Administrative Review

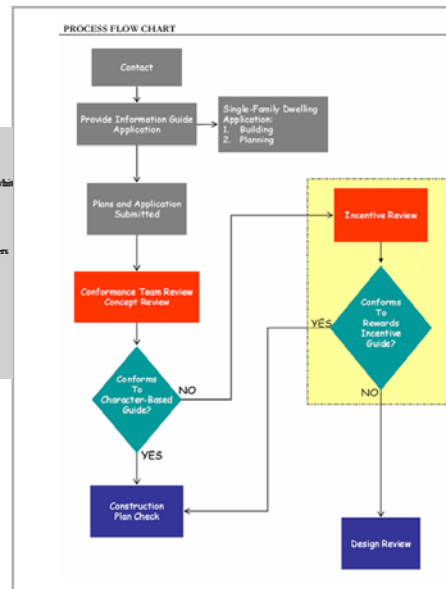
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Tools Incentive-based NCD: Administrative & Commission Review



Beverly Hills, CA Design Review

Benefits
 Triggers for size, style
 Process Incentives
 Can be faster for applicant



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Tools Incentive-based NCD



Beverly Hills, CA Design Review

Benefits
 Detailed Style Guide
 Strict limitations on architecture
 Acceptance of full range of styles
 Attention to Detail



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Tools Mandatory Review NCDs: Commission Review



Cambridge, MA



Difficulties

Review required for minor alterations
 Certificate to Alter required
 Lengthy time period
 Expert and sufficient staffing

Benefits

Incorporates Mass General Law
 Coordinates geographically and statutorily
 Defines the powers: noticing, public hearings and appeals
 Defines exemptions
 Separate Commission for each NCD
 Residents must initiate NCDs
 Mandatory and advisory review
 Design Guidelines by City Council
 Allows moratorium

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Tools Mandatory Review NCDs



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Tools Mandatory Review NCDs: Administrative



Chapel Hill, NC

Benefits

Precise areas : block by block
 Single block designation
 Single Review Board

Design Standards

max FAR
 max building height
 maximum house size
 bathroom-to-bedroom ratio

Additional controls:

paving, porches, fences,
 windows, lighting, garage
 entrance, building materials,
 grading,

Challenges

Review required for minor
 alterations
 Certificate to Alter
 Lengthy time period
 Expert and sufficient staff
 Builders must know
 regulations per neighborhood

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Tools Mandatory Review NCDs: Commission Review

Jefferson Parish, LA

Benefits

Mandatory Tree Inspection
 Limit on Fill Placement
 Noticing – long period
 Limit on SF of house addition
 >25% every 5 years
 Declare all demolition
 Change in exterior appearance
 Full site documentation prior to
 application, incl survey
 Review elevations and
 elevations of adjacent
 structures



Challenges

Additions include accessory
 structures

Review required for minor alterations
 Sufficient staffing very difficult to attain

Tools Hybrid Forms: NCD & Form Based Code

Brookline, MA

Benefits

Visual basis for Zoning
 Uses Graphics, photos, dimensional tables
 User friendly for owners
 Can limit application by using NCDs

Challenges

Street-by-street survey of existing conditions
 Sufficient staffing
 Many categories street classification
 May need frequent amendments to "fine tune"



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Tools: Alternative Incentives

Norfolk, VA

Education and Support Services

Publicly Provided Professional Design Services

Pattern Books:

Architecture
 Neighborhood
 Landscaping
 Neighborhood Analysis

Financial Incentives:

Emergency Repair Grant
 Equity Loans
 NRHA Property Rehab
 Aesthetic Improvement Program



http://www.norfolk.gov/Planning/comehome/Norfolk_Pattern_Book/howto.html

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Framework

Public Participation
Establishing Neighborhood Sensibility
Defining Priorities

The Public Realm



creating the character of the neighborhood



public street, sidewalks and green space between the sidewalk and curb

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Framework

The Semi-Public Realm: Transition



Semi-public
Space between the house and the street or sidewalk.



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Framework

Private Space:

Interior and exterior space behind the front facades of buildings

Side and rear yards.

Walls, hedges or fencing



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Going Forward: Ways to Approach



**Public
Realm**



**Semi-public
Realm**



Private

Spatial Analysis

**Regulatory
Process and
Compliance**

Solutions

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